007.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,070,800 / 1,070,800
					USE VALUE:	1,070,800 / 1,070,800
					ASSESSED:	1,070,800 / 1,070,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21	-23	LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VERIKIOS PETER/VASILIKI
Owner 2:	
Owner 3:	
Street 1:	23 LAKEHILL AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VERIKIOS PETER -
Owner 2:	VERIKIOS PANAGIOTIS -
Street 1:	23 LAKEHILL AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Asbestos Exterior and 2810 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4832.000	613,700	5,100	452,000	1,070,800
Total Card	0.111	613,700	5,100	452,000	1,070,800
Total Parcel	0.111	613,700	5,100	452,000	1,070,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.07 /Parcel: 381.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	613,700	5100	4,832.	452,000	1,070,800		Year end	12/23/2021
2021	104	FV	586,500	5100	4,832.	452,000	1,043,600		Year End Roll	12/10/2020
2020	104	FV	587,300	5100	4,832.	452,000	1,044,400	1,044,400	Year End Roll	12/18/2019
2019	104	FV	432,700	5100	4,832.	480,200	918,000	918,000	Year End Roll	1/3/2019
2018	104	FV	431,500	5100	4,832.	350,300	786,900	786,900	Year End Roll	12/20/2017
2017	104	FV	405,300	5100	4,832.	305,100	715,500	715,500	Year End Roll	1/3/2017
2016	104	FV	405,300	5100	4,832.	259,900	670,300	670,300	Year End	1/4/2016
2015	104	FV	362,200	5100	4,832.	254,200	621,500	621,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 699

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VERIKIOS PETER	51467-120		7/22/2008	Family	1	No	No		
BLOC ERIC	31662-101		7/31/2000		470,000	No	No		
MOCCIA ROBERT H	23833-314		10/29/1993		214,600	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2007	870	Manual	5,000	C				rear deck first an
3/28/1995	123		15,000					REMODEL ATTIC/ADD
2/28/1995	78		10,000					ADD 21 FT DORMER
7/25/1994	366	Manual	2,370					REPLACE ROOF/DECKI

ACTIVITY INFORMATION

Date	Result	By	Name
2/15/2018	MEAS&NOTICE	BS	Barbara S
5/13/2009	Measured	372	PATRIOT
11/4/1999	Inspected	264	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	264	PATRIOT
8/24/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4832		Sq. Ft.	Site		0	80.	1.17	1									451,970						452,000	

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 6521
GIS Ref:
GIS Ref:
Insp Date: 02/15/18

!699!

PRINT

Date	Time
12/29/21	18:53:24

LAST REV

Date	Time
03/05/18	09:05:04
ekelly	

USER DEFINED

Prior Id # 1:	6521
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.11093	Total SF/SM:	4832	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	451,970	Spl Credit		Total: 452,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02366543
Const Adj.:	0.94031191
Adj $ / SQ:	173.262
Other Features:	126500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	753892
Depreciation:	140224
Depreciated Total:	613668

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	8	3	
Totals			
2	13	5	

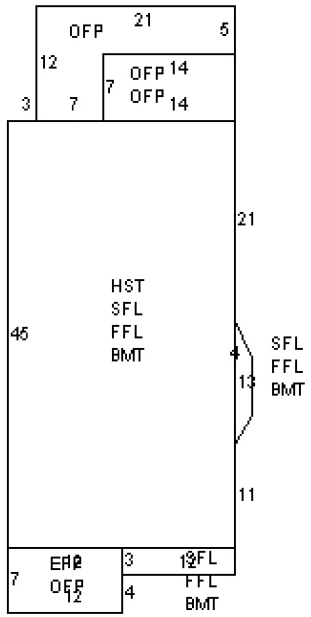
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	190.59
Special Features:	0	Val/Su Net:	137.51
Final Total:	613700	Val/Su SzAd	218.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,135	51.980	58,996
FFL	First Floor	1,135	173.260	196,652
SFL	Second Floor	1,135	173.260	196,652
HST	Half Story	540	173.260	93,561
OFP	Open Porch	434	19.090	8,285
EFP	Enclos Porch	84	56.080	4,710

Net Sketched Area:	4,463	Total:	558,856
Size Ad	2810	Gross Area	5003	FinArea	2810
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1910	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100